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**To all members of the Planning Committee:** You are hereby summoned to attend the Meeting of the Planning Committee of North Leigh Parish Council (NLPC) on Tuesday the 25<sup>th</sup> August 2026 at 7:30pm in the Turner Hall for the purpose of transacting the following business.

*Allison Leigh*, Parish Clerk  
17<sup>th</sup> August 2026

**14/26. Apologies for absence**

**15/26. Declarations of interest**

**16/26. Minutes:** To consider the [minutes of the meeting of the meeting of the Planning Committee of the 21<sup>st</sup> July 2026](#)

**17/26. Public Forum:**

**18/26: Planning Applications:** Planning applications can be viewed on West Oxfordshire District Council's (WODC) website: [View and comment on planning applications - West Oxfordshire District Council](#)

**i. To consider the following planning matters:**

**a. 26/01882/OUT (Elivia Homes)**

Land To The West Of Common Road, North Leigh

Outline planning application for the demolition of a single dwelling (No.18 Common Road), the formation of a new vehicular access, and the erection of up to 75 dwellings, together with new public open space, a footpath connection to the PROW on Heath Farm Lane, a pumping station and all associated works. All matters reserved except for access (excluding internal roads).

**b. Witney Infrastructure Neighbourhood Group (WING):** To consider the following:

- i. To support WING in the submission of a response to WODC planning application 24/00482/OUT that provides a detailed and evidence-based challenge to Oxfordshire County Council's consultation response dated 10 July 2026.



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- ii. To note that a draft of WING's document has been circulated to the ten councils that make up the WING collaboration
- iii. To note that the Planning Committee of NLPC has reviewed this draft and agrees fully with the contents of it.

**ii. To note the comments made following the recent meetings of the Planning Committee of NLPC:**

**a. 24/00482/OUT**

North Witney Strategic Development Area New Yatt Road Witney Oxfordshire  
Outline planning application for a residential-led mixed-use development (Use Class C3 / C2), a 2.2ha primary school (Use Class F1), and up to 400m2 community use and/or co-working hub and/or shop (Use Class E and F2) and Northern Distributor Road with creation of new vehicular access off Woodstock Road, New Yatt Road and Hailey Road and provision of public open space with associated infrastructure and earthworks. (All matters reserved except accessibility to the site, for vehicles in terms of the positioning and treatment of access to the site)

Response from the Planning Committee of NLPC: See Attachment 1.

**19/26. Other planning updates:** To have updates on any further planning matters

- i. To note the refusal of 25/03100/OUT (Lioncourt) at the Development Sub-Committee meeting of West Oxfordshire District Council



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## **Attachment 1**

**24/00482/OUT**

### **Response from the Planning Committee of NLPC**

The WODC Local Plan 2031 identifies Witney North as a housing development site and has been allocated 1,400 homes. The current application is for 1250 homes and from reviewing the application it would seem the reduced number is linked to a reduction in the required infrastructure.

The policy has several key considerations including flood risk and transport impact. In particular it states the West End |Link Road could offer the dual role not only in terms of transport but also in terms of flood risk mitigation.

Traffic impact is regarded as a key consideration and states the West end link and Northern Distributor road along with other strategic highway measures proposed at Witney will have a number of tangible benefits as well as mitigating the impact of the proposed development.

The latest proposal does not include the West End Link Road and looks to class the Northern Distributor Road as a primary route as opposed to a Distributor Road. This is totally unacceptable. As demonstrated above the Link Road forms part of the current WODC Local Plan and is repeated in the current draft 2043 Local Plan. Furthermore, it is contrary to the requirements of the current draft NPPF 2026.

Policy TR3 requires any new development to be located where it can support sustainable patterns of movement. Paragraph 1b states "opportunities should be taken to utilise existing or proposed transport infrastructure in optimising the amount of density of development which can be accommodated".

Policy TR6 states "Development proposals that are likely to generate significant amounts of movement should be supported by a Transport statement or assessment proportionate to the nature and scale of the development and the likely impact".

"all development proposals should be capable of proceeding without having a severe impact on the transport network (in terms of capacity and congestion...) or an unacceptable impact on highway safety.



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It is clear in view of the scale of the development that the application cannot possibly comply with policy TR3 and therefore policy TR6 becomes very material. However, the application in view of the comments above the Applicants are not compliant with policy TR6 either.

There is also the significant impact the application will have on the surrounding villages.

We are concerned about the junction between the Northern Distributor Road and the New Yatt Road. The map shows it as a staggered junction but does not indicate how traffic would flow through this junction or the type of vehicles that would be permitted to use this junction.

OCC has carried out modelling of the flow of the traffic through Witney that might be generated by this development, but this work cannot be deemed to be sufficient until further modelling studies have been undertaken showing how this flow links into traffic flowing through the New Yatt Road junction and to and from the adjacent villages such as North Leigh, Ramsden, Poffley End and other neighbouring villages.

## **Education**

The proposal currently only includes additional primary education facilities. In addition, to primary education facilities, the size of the development would also require additional secondary education facilities. North Leigh Parish Council would object on the grounds that the proposed additional education facilities are not sufficient to serve a development of this size.